



# महाराष्ट्र शासन राजपत्र

## भाग एक-कोकण विभागीय पुरवणी

वर्ष ११, अंक २४]

गुरुवार ते बुधवार, जून १२-१८, २०२५/ज्येष्ठ २२-२८, शके १९४७

[पृष्ठे ४० किंमत रुपये : १४.००

### प्राधिकृत प्रकाशन

शासकीय अधिसूचना, नेमणुका इत्यादी

उप संचालक, भूमी अभिलेख, कोकण प्रदेश, मुंबई यांजकडून

### अधिसूचना

मौजे चारोटी, ता. डहाणू, जि. पालघर येथील जमीन एकत्रीकरण नकाशा दुरुस्तीबाबत

मुंबईचा धारण जमिनीचे तुकडे पाडण्यास प्रतिबंध करणेबाबत व त्याचे एकत्रीकरण करणेबाबत अधिनियम.

क्रमांक एकत्री/दु.एस.आर.२१३/चारोटी/डहाणू/पालघर/२०१५/७४५.— मौजे चारोटी, ता. डहाणू, जि. पालघर येथील जमीन एकत्रीकरण योजना कायम करणेबाबत अधिनियम, १९४७ च्या कलम २०(१) अन्वये मौजे चारोटी, ता. डहाणू, जि. पालघर येथील जमीन एकत्रीकरण योजना कायम करणेबाबतची अधिसूचना भाग-१ क्र. कॉन/एसआर. १४६ (ठाणे), दिनांक १९ मार्च १९८० अन्वये व महाराष्ट्र शासन राजपत्र, भाग -१ मध्ये प्रसिद्ध करणेत आली आहे. सदरचे मंजूर योजनेत गट नं. ७४ व ७५ यामध्ये नकाशात चुका असल्याचे [उक्त अधिनियमाचे कलम ३१ (अ) मध्ये निर्दिष्ट केलेल्या चका व्यतिरिक्त] आढळून आल्याने त्यामध्ये मंजूर एकत्रीकरण योजनेतील दुरुस्ती योजना मसुद्यास उप संचालक भूमी अभिलेख, कोकण प्रदेश, मुंबई यांनी मान्यात देऊन तो कायदा कलम ३२(१) अन्वये प्रसिद्धीसाठी जिल्हा अधीक्षक भूमि अभिलेख, पालघर यांचेकडे दिनांक २७ फेब्रुवारी २०२५ रोजी पाठविणेत आला होता. त्यांनी सदरचा दुरुस्ती मसुदा गावी ग्राम महसूल अधिकारी व तहसीलदार कार्यालयाचे नोटीस बोर्डावर प्रसिद्ध केला होता, प्रसिद्धीचे कालावधीमध्ये कोणतीही हरकत आली नसलेबाबत जिल्हा अधीक्षक, भूमी अभिलेख, पालघर यांनी अहवाल सादर केला आहे. सबब मुंबईचा धारण जमिनीचे तुकडे पाडण्यास प्रतिबंध करणेबाबत व त्यांचे एकत्रीकरण करणेबाबत अधिनियम, १९४७ च्या कलम ३२, पोट-कलम ३ मधील तरतुदीनुसार उप संचालक, भूमी अभिलेख, कोकण प्रदेश, मुंबई हे मंजूर योजनेतील गट नं. ७४ व ७५ यामध्ये फेरफार करून याप्रमाणे दुरुस्ती योजना मसुदा कायम करीत आहे.

अनिल माने,

उप संचालक, भूमी अभिलेख,  
कोकण प्रदेश, मुंबई.

मुंबई,  
दिनांक २९ मे २०२५.

## नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक ३० एप्रिल २०२५

### सूचना

#### महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२२२/१६०४/प्र.क्र.१२२/२४/ईपी/नवि-१२.—ज्याअर्थी, महाराष्ट्र नगर परिषदा, नगरपंचायती आणि औद्योगिक नगरी अधिनियम, १९६५ चे कलम ३४१ च्या उप-कलम (२) मधील तरतुदीनुसार शासन नगरविकास विभागाची अधिसूचना क्रमांक एमयूपी-२०१४/प्र.क्र. १९७/१४/नवि-१९, दिनांक ७ मे २०१६ व ग्रामविकास आणि जलसंधारण विभागाची अधिसूचना क्रमांक झेडपीबी-२०१५/प्र.क्र.९६/विक्रमगड (१)/पंरा.५, दिनांक ७ मे २०१६ अन्वये विक्रमगड नगरपंचायत हे लहान नागरी क्षेत्र निर्देशित करून विक्रमगड नगर पंचायत गठीत झाली आहे. (यापुढे ज्याचा उल्लेख निर्देश “ उक्त नियोजन प्राधिकरण ” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने ठराव क्र.९९, दिनांक १० फेब्रुवारी २०२१ अन्वये महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख निर्देश “ उक्त अधिनियम ” असा करण्यात आला आहे) चे कलम २१(२) सह कलम २३(१) अन्वये उक्त नियोजन प्राधिकरण क्षेत्रासाठीची प्रारूप विकास योजना (यापुढे ज्याचा उल्लेख निर्देश “ उक्त प्रारूप विकास योजना ” असा करण्यात आला आहे) तयार करण्याचा इरादा जाहीर करून त्याबाबतची जाहीर सूचना दिनांक २३ फेब्रुवारी २०२१ रोजीच्या महाराष्ट्र शासन राजपत्र, असाधारण भाग दोन, असाधारण क्र. १८ व दिनांक २४ फेब्रुवारी २०२१ रोजी स्थानिक मराठी व इंग्रजी वृत्तपत्रांमध्ये प्रसिद्ध केलेली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये त्यांचे अधिकृत हद्दीतील जमिनींचे सर्वेक्षण करून उक्त नियोजन प्राधिकरण क्षेत्राची प्रारूप विकास योजना तयार करून ती उक्त अधिनियमाच्या कलम २६(१) मधील तरतुदीनुसार आम जनतेकडून हरकती आणि / किंवा सूचना मागविण्याकरिता दिनांक १३ ते १९ ऑक्टोबर २०२२ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग-दोन मध्ये व दिनांक ११ ऑक्टोबर २०२२ रोजी स्थानिक अनुक्रमे दै. सकाळ व दै. इंडियन एक्सप्रेस या मराठी व इंग्रजी वृत्तपत्रांमध्ये प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर प्राप्त झालेल्या हरकती/ सूचनांवर संबंधितांना सुनावणी देऊन, उक्त नियोजन प्राधिकरणास अहवाल सादर करण्याकरिता उक्त अधिनियमाच्या कलम २८(२) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणाने दिनांक १४ डिसेंबर २०२२ रोजीच्या आदेशान्वये ३ सदस्यांची व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांनी दिनांक १३ डिसेंबर २०२२ रोजीच्या आदेशान्वये व शासनाचे प्रतिनिधी म्हणून नेमणूक केलेल्या ४ तज्ज्ञ सदस्यांची नियोजन समिती गठीत केली आहे (यापुढे ज्याचा उल्लेख निर्देश “ उक्त नियोजन समिती ” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर प्राप्त हरकती/ सूचनांवर संबंधितांना सुनावणी देऊन उक्त नियोजन समितीने त्यांचा अहवाल उक्त अधिनियमाच्या कलम २८(३) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणास दिनांक ३ मे २०२३ रोजी सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त प्रारूप विकास योजनेमध्ये आवश्यक त्या सुधारणा/ बदल करून उक्त प्रारूप विकास योजना उक्त अधिनियमाच्या कलम २८(४) मधील तरतुदीनुसार आम नागरिकांच्या माहितीकरिता महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये दिनांक १४ ते २० सप्टेंबर २०२३ रोजी व अनुक्रमे दै. लोकसत्ता व दै. इंडियन एक्सप्रेस मराठी व इंग्रजी वृत्तपत्रांमध्ये दिनांक ८ सप्टेंबर २०२३ रोजी प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम ३०(१) अन्वये उक्त प्रारूप विकास योजना शासनास दिनांक २२ सप्टेंबर २०२३ रोजी अंतिमतः मंजुरीकरिता सादर केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) अन्वये आवश्यक ती चौकशी केल्यानंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचारविनिमय केल्यानंतर शासनाने अधिसूचना क्रमांक टीपीएस-१२२२/१६०४/प्र.क्र. १२२/२४/एसएम/नवि-१२, दिनांक ३० एप्रिल २०२५ अन्वये उक्त नगरपंचायतीची प्रारूप विकास योजना भागशः या सुचनेसोबतच्या परिशिष्ट-ब मध्ये नमूद केलेले व उक्त प्रारूप विकास योजना नकाशावर ईपी-१ ते ईपी-२२ म्हणून दर्शविलेले सारभूत स्वरूपांचे फेरबदल (यापुढे त्याचा उल्लेख निर्देश “ उक्त वगळलेला भाग ” असा केला आहे) वगळून मंजूर केलेली आहे ;

आणि ज्याअर्थी, हे फेरबदल सारभूत स्वरूपाचे असल्याने सदर फेरबदल उक्त अधिनियमाच्या कलम ३१ अन्वये पुनर्प्रसिद्ध करणे आवश्यक आहे.

आता, त्याअर्थी उक्त अधिनियमाच्या कलम ३१ चे पोट-कलम १ नुसार प्रदत्त अधिकाराचा वापर करून शासन याद्वारे—

(अ) सदर सूचनेसोबतचे परिशिष्ट-ब मधील प्रस्तावित फेरबदलासंदर्भात सदर सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्यापासून एक महिन्याच्या आत कोणत्याही व्यक्तीकडून हरकती / सूचना मागविण्यासाठी सदर सूचना प्रसिद्ध करण्यात येत आहे.

(ब) सदर प्राप्त हरकती / सुचनांवर सूनावणी देऊन शासनास अहवाल सादर करण्यासाठी सहसंचालक, नगररचना, कोकण विभाग यांची अधिकारी म्हणून नियुक्ती करण्यात येत आहे. सर्व सूचना व हरकती सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, तिसरा मजला, कक्ष क्र.३०५, बेलापूर, नवी मुंबई यांचेकडे उपरोक्त विहित मुदतीत पाठविण्यात यावेत व सदर विहित मुदतीत प्राप्त झालेल्या हरकती व सूचना शासनाकडून विचारार्थ घेण्यात येतील.

(क) परिशिष्ट-ब मध्ये नमूद वगळलेला भाग ई.पी.-१ ते ई.पी.-२२ हे प्रस्तावित सारभूत फेरबदल दर्शविणारा विकास योजनेचा नकाशा जनतेच्या अवलोकनार्थ खालील नमूद कार्यालयात कार्यालयीन वेळेत पाहण्यासाठी उपलब्ध राहील.

१. सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, तिसरा मजला, कक्ष क्र.३०५, बेलापूर, नवी मुंबई.
२. सहायक संचालक, नगररचना, पालघर.
३. मुख्याधिकारी, विक्रमगड नगर पंचायत, विक्रमगड, जि. पालघर.

सदरची सूचना ही शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) या संकेतस्थळावर उपलब्ध राहील.

**टीप.**—मूळ इंग्रजी सूचनेचे भाषांतर मराठी सूचनेत करण्यात आले आहे. प्रस्तुत भाषांतरीत सूचनेत व मूळ इंग्रजी सूचनेत तफावत आढळल्यास मूळ इंग्रजी सूचनेतील शब्दांकन ग्राह्य धरण्यात यावे.

## विकास योजना-विक्रमगड

शासन नगरविकास विभागाची अधिसूचना क्रमांक टीपीएस/१२२२-१६०४/प्र.क्र. १२२/२४/ईपी/नवि-१२, दिनांक ३० एप्रिल २०२५ सोबतचे सहपत्र

(वगळलेला भाग)

## परिशिष्ट—बी

Sr. No.	Exclude Part	Modification No.	Proposal as published under Section 26 of MR&TP Act, 1966	Proposal submitted to Government under Section 30 of MR&TP Act, 1966	Modification of substantial nature proposed by the Government under Section 31(1) of MR&TP Act, 1966
1	EP-1	M-2	Proposed 45 m wide Bypass Road from Gat No. 154 of village Vikramgad to Gat No. 106 of Village Yashwant Nagar.	Proposed 45 m wide Bypass Road from Gat No. 154 of village Vikramgad to Gat No. 106 of Village Yashwant Nagar is reduced to 24 m and alignment of 24 m wide road is shifted towards South side in Gat No. 154, 137, 134, 98/1, 98/2, 37, 34, 35 & 30 of village Vikramgad as shown on the plan & area so deleted under road is included in adjacent zone / Reservation.	45 m wide Bypass Road is proposed to be reduced to 30.00 mt. and land so released is proposed to be included in adjoining zone/ reservations as shown on plan.
2	EP-2	M-3	Proposed 45m Road widening from Gat No. 106 of village Yashwant Nagar to Vikramgad Nagar Panchayat east boundary.	Proposed 45m Road widening from Gat No. 106 of village Yashwant Nagar to Vikramgad Nagar Panchayat east boundary is reduced to 24 m and the area so deleted under road is included in adjacent zone / Reservation.	The 45.00 mt. road widening from Gat No. 106 of village Yashwant Nagar to Vikramgad Nagar Panchayat east boundary is proposed to be reduced to 30.00 mt. and land so released is proposed to be included in adjoining zone / reservations as shown on the plan.
3	EP-3	M-4	Proposed residential zone	Proposed residential zone in Gat No.	Proposed residential zone in Gat No. 104

4	EP-4	M-12	in Gat No. 104 of village Yashwant Nagar.	104 of village Yashwant Nagar is deleted and included in Agricultural zone.  Proposed 45 m widening of NH-160A from West of Vikramgad Nagar Panchayat boundary to Gat No. 154 is reduced to 24 m and area so deleted under road is included in adjacent zone/ reservation.	of village Yashwant Nagar is proposed to be deleted and land so released is proposed to be included in Agriculture Zone as shown on plan. .  Proposed 45.00 mt. widening to the NH-160A from West of Vikramgad Nagar Panchayat boundary to Gat No. 154 is proposed to reduced to 30.00 mt. and land so released is proposed to be included in adjoining zone as shown on plan.
5	EP-5	M-14	Area of Gat No. 68 of village Vikramgad is shown in forest zone.	Area of Gat No. 68 of village Vikramgad is deleted from forest zone and included in Agricultural zone.	Area of Gat No. 68 of village Vikramgad is proposed to be deleted from Forest Zone and land so released is proposed to be included in Agriculture Zone as shown on plan.
6	EP-6	M-15	Proposed east-west 12 m wide road.	Alignment of proposed east-west 12 m wide road is shifted on the common boundary of Gat No.24 and 10 of village Yashwant Nagar as shown on the plan and area so deleted under road is included in adjacent zone/ reservation.	Alignment of proposed east-west 12.00 mt. wide road is proposed to be shifted on the common boundary of Gat No.24 and 10 of village Yashwant Nagar and area so released under road is proposed to be included in adjacent zone/ reservation.
7	EP-7	M-16	Proposed 12 m wide east-west road from Gat No. 30 & 31 of village Yashwant Nagar.	Proposed 12 m wide east-west road from Gat No. 30 & 31 of village Yashwant Nagar is deleted and area so deleted under road is included in adjacent zone/ reservation.	Proposed 12 m wide east-west road from Gat No. 30 & 31 of village Yashwant Nagar is proposed to be deleted and area so released is proposed to be included in adjacent zone/ reservation.

8	EP-8	M-17	Reservation No. 43 ESR	<p>Reservation No. 43 is deleted from Gat No. 92 of village Vikramgad and shifted on existing ground level reservoir in Gat No. 105 of village Vikramgad and area so deleted from reservation is included in adjacent zone.</p> <p>The width of 45.00 mt. wide Bye-pass road is reduced to 24.00 mt. and this road is shown at South boundary of 45.00 mt. road and the land so released is included in adjoining zone. 15.00 mt. wide D.P. road is kept as it is.</p> <p>The width of 30.00 mt. wide road in land bearing S. No. 169 of village Vikramgad is reduced to 24.00 mt. and land so released is included in adjoining zone. in adjacent zone/ reservation.</p>	<p>Reservation No. 43 ESR is proposed to be deleted from Gat No. 92 of village Vikramgad and proposed to be shifted on existing ground level reservoir in Gat No. 105 of village Vikramgad and area so deleted from reservation is proposed to be included in adjacent zone..</p> <p>The width of 45.00 mt. wide Bye-pass road is proposed to be reduced to 30.00 mt. and this road is shown at South boundary of 45.00 mt. road and the land so released is proposed to be included in adjoining zone. 15.00 mt. wide D.P. road is kept as it is.</p> <p>The width of 30.00 mt. wide road in land bearing S. No. 169 of village Vikramgad is proposed to be reduced to 24.00 mt. and land so released is proposed to be included in adjoining zone. These all proposed modifications are shown on plan.</p>
9	EP-9	M-18	45.00 mt. wide Bye-pass road.	<p>The location of Gat. No. 195, 196 is proposed to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is proposed to be deleted and proposed to be shifted on the common boundary of Gat. No. 195, 196 towards North side of Gat No.</p>	<p>The location of Gat. No. 195, 196 is proposed to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is proposed to be deleted and proposed to be shifted on the common boundary of Gat. No. 195, 196 towards North side of Gat No.</p>
10	EP-10	M-19	Agricultural zone shown on the east side of proposed 30 m & 24 m wide roads.	<p>The location of Gat. No. 195, 196 is proposed to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is proposed to be deleted and proposed to be shifted on the common boundary of Gat. No. 195, 196 towards North side of Gat No.</p>	<p>The location of Gat. No. 195, 196 is proposed to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is proposed to be deleted and proposed to be shifted on the common boundary of Gat. No. 195, 196 towards North side of Gat No.</p>

			<p>24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is deleted from Agriculture Zone and included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is extended upto 24.00 mt. road. Land under Site No. 11 is deleted and included in Residential Zone. Site No. 11 is shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is deleted.</p>	<p>169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is proposed to be deleted from Agriculture Zone and land so released proposed to be included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is proposed to be extended upto 24.00 mt. road. Land under Site No. 11 is proposed to be deleted and land so released is proposed to be included in Residential Zone. Site No. 11 is proposed to be shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is proposed to be extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is proposed to be deleted. All modifications are shown on the plan.</p>
11	EP-11	M-20	<p>Agricultural zone.</p> <p>The location of Gat. No. 195, 196 is to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is deleted and shifted on the common boundary of Gat. No. 195, 196 towards North</p>	<p>The location of Gat. No. 195, 196 is proposed to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is proposed to be deleted and proposed to be shifted on the common boundary of Gat. No.</p>

				<p>side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is deleted from Agriculture Zone and included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is extended upto 24.00 mt. road. Land under Site No. 11 is deleted and included in Residential Zone. Site No. 11 is shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is deleted.</p>	<p>195, 196 towards North side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is proposed to be deleted from Agriculture Zone and land so released proposed to be included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is proposed to be extended upto 24.00 mt. road. Land under Site No. 11 is proposed to be deleted and land so released is proposed to be included in Residential Zone. Site No. 11 is proposed to be shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is proposed to be extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is proposed to be deleted. All these modifications are shown on the plan.</p>
12	EP-12	M-21	Reservation No. 11 sports complex.	<p>The location of Gat. No. 195, 196 is to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is deleted and shifted on the common boundary</p>	<p>The location of Gat. No. 195, 196 is proposed to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is proposed to be deleted and proposed to be shifted</p>



				<p>of Gat. No. 195, 196 towards North side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is deleted from Agriculture Zone and included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is extended upto 24.00 mt. road. Land under Site No. 11 is deleted and included in Residential Zone. Site No. 11 is shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is deleted.</p>	<p>on the common boundary of Gat. No. 195, 196 towards North side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is proposed to be deleted from Agriculture Zone and land so released proposed to be included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is proposed to be extended upto 24.00 mt. road. Land under Site No. 11 is proposed to be deleted and land so released is proposed to be included in Residential Zone. Site No. 11 is proposed to be shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is proposed to be extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is proposed to be deleted. However, area admeasuring 0.4 Ha is proposed to be reserved as "Vegetable Market &amp; Shopping Centre". All these modifications are shown on the plan.</p>
13	EP-13	M-22	Agricultural zone.	The location of Gat. No. 195, 196 is	The location of Gat. No. 195, 196 is

			<p>to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is deleted and shifted on the common boundary of Gat. No. 195, 196 towards North side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is deleted from Agriculture Zone and included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is extended upto 24.00 mt. road. Land under Site No. 11 is deleted and included in Residential Zone. Site No. 11 is shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is deleted.</p>	<p>proposed to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is proposed to be deleted and proposed to be shifted on the common boundary of Gat. No. 195, 196 towards North side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is proposed to be deleted from Agriculture Zone and land so released proposed to be included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is proposed to be extended upto 24.00 mt. road. Land under Site No. 11 is proposed to be deleted and land so released is proposed to be included in Residential Zone. Site No. 11 is proposed to be shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is proposed to be extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is proposed to be deleted. All modifications are shown on the plan.</p>
--	--	--	---	--

14	EP-14	M-26	Proposed 15 m wide road from Gat No. 17 of village Yashwant Nagar upto north side of Vikramgad Nagar Panchayat boundary.	Proposed 15 m wide road from Gat No. 17 of village Yashwant Nagar upto north side of Vikramgad Nagar Panchayat boundary is deleted and area so deleted under road is included in Agricultural zone.	Proposed 15 m wide road from Gat No. 17 of village Yashwant Nagar upto north side of Vikramgad Nagar Panchayat boundary is proposed to be deleted and area so released is proposed to be included in Agricultural zone as shown on the plan.
15	EP-15	M-32	Proposed 15 m wide road from Gat No. 70 of village Vikramgad upto south of Vikramgad Nagar Panchayat boundary.	Proposed 15 m wide road from Gat No. 70 of village Vikramgad upto south of Vikramgad Nagar Panchayat boundary is deleted and area so deleted under road is included in adjacent zone/reservation.	Proposed 15 m wide road from Gat No. 70 of village Vikramgad upto south of Vikramgad Nagar Panchayat boundary is proposed to be deleted and land so released is proposed to be included in adjacent zone/reservation as shown on the plan.
16	EP-16	M-34	Proposed 12 m widening of existing road in Gat No. 219 of village Vikramgad and Sangamnagar gaathan.	Proposed 12 m widening of existing road in Gat No. 219 of village Vikramgad and Sangamnagar gaathan is realigned towards southside and adjacent to Sangamnagar gaathan as shown on the plan and area so deleted under road is included in adjacent zone/reservation.	Proposed 12 m widening of existing road in Gat No. 219 of village Vikramgad and Sangamnagar gaathan is proposed to be realigned towards south side and adjacent to Sangamnagar gaathan and the land so released is proposed to be included in adjacent zone/reservation as shown on the plan.
17	EP-17	M-35	Proposed 45 m widening to an existing Manor-Jawahar Road in Gat No. 167 of village Yashwant Nagar.	Proposed 45 m widening to an existing Manor-Jawahar Road in Gat No. 167 of village Yashwant Nagar is reduced to 24 m and area so deleted under road is included in Adjacent zone/reservation.	Proposed 45.0 mtr road widening to an existing Manor-Jawahar Road is proposed to be reduced to 30.00 mt. and land so released is proposed to be included in adjoining zone / reservations as shown on the plan.

18	EP-18	M-36	Proposed 12 m widening to an existing road in Navapada gaathan is deleted and kept as existing road and area so deleted under road is included in Residential zone.	Proposed 12 m widening to an existing road in Navapada gaathan is proposed to be deleted and kept as existing road and land so released to proposed to be included in Residential zone. However, a new 12 m wide road continuing along the eastern boundary of Navapada is proposed as shown in the plan.
19	EP-19	M-37	Proposed 9 m road from Gat No. 104 of village Vikramgad to Gat No. 128 of village Vikramgad.	Proposed 9.00 mt. wide road from Gat No. 104 of village Vikramgad to Gat No. 128 of village Vikramgad is proposed to be deleted and land so released is proposed to be included in adjacent zone/reservation as shown on the plan.
20	EP-20	M-38	Area of Gat No. 173 shown in agricultural zone.	Modification under section 30 is proposed to be sanctioned. However, area admeasuring 0.3 Ha is proposed to be reserved as "Cultural Centre" as shown in the plan.
21	EP-21	M-39	Proposed 15 m widening to an existing north south direction road in Gat No. 4 and 5 of Yashwant Nagar.	Proposed 15.00 mt. widening to an existing north south road in Gat No. 4 and 5 of Yashwant Nagar is proposed to be deleted and land so released is proposed to be included in adjacent Zone/ reservation as shown on the plan.
22	EP-22	M-42	Area of Gat No. 195 of village Vikramgad shown in agricultural zone.	Area of Gat No. 195 of village Vikramgad is proposed to be deleted from Agricultural zone and land so

					Residential zone.	released is proposed to be included in Residential zone. The area of Gat No. 196 situated on the western side of the 24.00 mt. road is proposed to be included in Residential zone. An area admeasuring 0.4 Ha is proposed to be reserved as "Cultural Centre & Library". All these modifications are as shown on the plan.
--	--	--	--	--	-------------------	---

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

**निर्मलकुमार चौधरी,**  
शासनाचे उप सचिव.

**URBAN DEVELOPMENT DEPARTMENT**

4th Floor, Main Building, Mantralaya, Mumbai 400 032, dated 30th April 2025.

**Notice**

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-1222/1604/C.R.1224/EP/UD-12.— Whereas, in exercise of the powers conferred by sub-section (1), (1C) and (2) of Section 341 of the Maharashtra Municipal Council, Nagar Panchayat and Industrial Township Act, 1965, the Government in Urban Development Department *vide* Notification No. MUP-2014/C.R.197/14/UD-19, dated 7th May 2016 and *vide* Notification No.2PB.2015/CR-96/Vikramgad(1)/PR-5, dated 7th May 2016 of Rural Development and water conservation Department Vikramgad Nagar Panchayat has constituted as Small Town Vikramgad Nagar Panchayat (hereinafter referred to as “ the said Planning Authority ”) ;

And whereas, the said Planning Authority *vide* Resolution No.99, dated 10th February 2021 has declared its intention under section 21(2) with Section 23(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as ‘ the said Act ’), for preparation of the Draft Development Plan (hereinafter referred to as ‘ the said Draft Development Plan ’) for the said Planning Authority Area and published a public notice regarding the same in the *Maharashtra Government Gazette* on 23rd February 2021 and on 24th February 2021 in local Marathi and English newspapers ;

And whereas, the said Planning Authority after carrying out survey has prepared a Draft Development Plan of the said Planning Authority Area and published a notice under section 26(1) of the said Act, on 13th to 19th October 2022 in the *Maharashtra Government Gazette* and on 11th October 2022 in the local Marathi and English newspaper regarding the same, for inviting objections/suggestions from the general public ;

And whereas, the said Planning Authority has appointed 3 members *vide* order dated 14th December 2022 under section 28(2) of the said Act, and 4 expert members of the Government appointed by the Director of Town Planning, Maharashtra State, Pune *vide* order dated 13th December 2022, as Planning Committee (hereinafter referred to as “the said Planning Committee ”) to hear the objections/suggestions received on the said Draft Development Plan and to submit their report to the said Planning Authority ;

And whereas, the said Planning Committee after hearing the objections/suggestions has submitted his report under section 28(3) of the said Act, to the said Planning Authority on dated 3rd May 2023 ;

And whereas, the said Planning Authority after considering the report of the said Planning Committee has published the said Draft Development Plan under section 28(4) of the said Act, with necessary changes/modifications, in the *Maharashtra Government Gazette* on 14th to 20th September 2023 and on 8th September 2023 in Marathi and English newspaper for the information of the public ;

And whereas, the said Planning Authority has submitted the said Draft Development Plan to the Government under section 30(1) of the said Act, 22nd September, 2023 for the final sanction ;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune Government has sanctioned part of the said Development Plan of the said Planning Authority *vide* Urban Development Department's Notification No. TPS-1222/1604/CR-122/24/SM/UD-12, dated 30th April 2025 alongwith Sanctioned Modifications mentioned in Schedule-A excluding the Substantial Modifications (hereinafter referred to as “ the Excluded Part ”) proposed by the Government as described in Schedule-B appended to this notice and shown on development plan and marked as Excluded Part *i.e* E.P.-1 to E.P.-22 ;

And whereas, these Modifications of Substantial Nature as show in Schedule-B are published separately *vide* Notice No. TPS-1222/1604/CR-12/24/EP/UD-12, dated 30th April 2025 under section 31 of the said Act which are shown on the Draft Development Plan and marked as excluded portions E.P-01 to E.P-22 (hereinafter referred to as “ the said Excluded Part ”) ;

And whereas, these Modifications being of Substantial nature are required to be published under section 31 of the said Act.

Now, therefore, in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act, the Government of Maharashtra hereby :—

1. Publishes this Notice for inviting suggestions and/or objections in respect of the said Excluded Part, from the general public within 1 (one) month from the date of publication of the notice in the *Official Gazette*. The objections / Suggestions received within the aforesaid period shall be considered by the Government while approving the Excluded part of the said Development Plan.

2. Appoints the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, CBD Belapur, Navi Mumbai, as an Officer under section 31(2) of the said Act, to hear the suggestions and/or objections which may be received within the aforesaid prescribed period and submit his report to the Government.

3. Directs that the said Draft Development Plan showing the proposed modifications of substantial nature as per Schedule-B as Excluded Part E.P-1 to E.P.-22 shall be kept open for inspection by general public during office hours on all working days in following offices of the—

I. The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

II. Assistant Director of Town Planning, Palghar Branch, Palghar.

III. Chief Officer, Vikramgad Nagar Panchayat, Vikramgad, Dist. Palghar.

**DEVELOPMENT PLAN OF VIKRAMGAD**

Accompaniment to Notice No. TPS-1222/1604/CR-122/24/EP/UD-12, dated 30th April 2025.

## Schedule-B

## MODIFICATIONS OF SUBSTANTIAL NATURE EXCLUDED PART (E.P.)

Sr. No.	Exclude Part	Modification No.	Proposal as published under Section 26 of MR&TP Act, 1966	Proposal submitted to Government under Section 30 of MR&TP Act, 1966	Modification of substantial nature proposed by the Government under Section 31(1) of MR&TP Act, 1966
1	EP-1	M-2	Proposed 45 m wide Bypass Road from Gat No. 154 of village Vikramgad to Gat No. 106 of Village Yashwant Nagar.	Proposed 45 m wide Bypass Road from Gat No. 154 of village Vikramgad to Gat No. 106 of Village Yashwant Nagar is reduced to 24 m and alignment of 24 m wide road is shifted towards South side in Gat No. 154, 137, 134, 98/1, 98/2, 37, 34, 35 & 30 of village Vikramgad as shown on the plan & area so deleted under road is included in adjacent zone / Reservation.	45 m wide Bypass Road is proposed to be reduced to 30.00 mt. and land so released is proposed to be included in adjoining zone/ reservations as shown on plan.
2	EP-2	M-3	Proposed 45m Road widening from Gat No. 106 of village Yashwant Nagar to Vikramgad Nagar Panchayat east boundary.	Proposed 45m Road widening from Gat No. 106 of village Yashwant Nagar to Vikramgad Nagar Panchayat east boundary is reduced to 24 m and the area so deleted under road is included in adjacent zone / Reservation.	The 45.00 mt. road widening from Gat No, 106 of village Yashwant Nagar to Vikramgad Nagar Panchayat east boundary is proposed to be reduced to 30.00 mt. and land so released is proposed to be included in adjoining zone / reservations as shown on the plan.



3	EP-3	M-4	Proposed residential zone in Gat No. 104 of village Yashwant Nagar.	Proposed residential zone in Gat No. 104 of village Yashwant Nagar is deleted and included in Agricultural zone.	Proposed residential zone in Gat No. 104 of village Yashwant Nagar is proposed to be deleted and land so released is proposed to be included in Agriculture Zone as shown on plan. .
4	EP-4	M-12	Proposed 45 m widening of NH-160A from West of Vikramgad Nagar Panchayat boundary to Gat No. 154.	Proposed 45 m widening of NH-160A from West of Vikramgad Nagar Panchayat boundary to Gat No. 154 is reduced to 24 m and area so deleted under road is included in adjacent zone/ reservation.	Proposed 45.00 mt. widening to the NH-160A from West of Vikramgad Nagar Panchayat boundary to Gat No. 154 is proposed to reduced to 30.00 mt. and land so released is proposed to be included in adjoining zone as shown on plan.
5	EP-5	M-14	Area of Gat No. 68 of village Vikramgad is shown in forest zone.	Area of Gat No. 68 of village Vikramgad is deleted from forest zone and included in Agricultural zone.	Area of Gat No. 68 of village Vikramgad is proposed to be deleted from Forest Zone and land so released is proposed to be included in Agriculture Zone as shown on plan.
6	EP-6	M-15	Proposed east-west 12 m wide road.	Alignment of proposed east-west 12 m wide road is shifted on the common boundary of Gat No.24 and 10 of village Yashwant Nagar as shown on the plan and area so deleted under road is included in adjacent zone/ reservation.	Alignment of proposed east-west 12.00 mt. wide road is proposed to be shifted on the common boundary of Gat No.24 and 10 of village Yashwant Nagar and area so released under road is proposed to be included in adjacent zone/ reservation.
7	EP-7	M-16	Proposed 12 m wide east-west road from Gat No. 30 & 31 of village Yashwant Nagar.	Proposed 12 m wide east-west road from Gat No. 30 & 31 of village Yashwant Nagar is deleted and area so deleted under road is included in	Proposed 12 m wide east-west road from Gat No. 30 & 31 of village Yashwant Nagar is proposed to be deleted and area so released is proposed to be included in

			adjacent zone/ reservation.	adjacent zone/ reservation.
8	EP-8	M-17	Reservation No. 43 ESR	Reservation No. 43 ESR is proposed to be deleted from Gat No. 92 of village Vikramgad and proposed to be shifted on existing ground level reservoir in Gat No. 105 of village Vikramgad and area so deleted from reservation is included in adjacent zone.
9	EP-9	M-18	45.00 mt. wide Bye-pass road.	The width of 45.00 mt. wide Bye-pass road is reduced to 24.00 mt. and this road is shown at South boundary of 45.00 mt. road and the land so released is included in adjoining zone. 15.00 mt. wide D.P. road is kept as it is.  The width of 30.00 mt. wide road in land bearing S. No. 169 of village Vikramgad is reduced to 24.00 mt. and land so released is included in adjoining zone/ reservation.
10	EP-10	M-19	Agricultural zone shown on the east side of proposed 30 m & 24 m wide roads.	The location of Gat. No. 195, 196 is proposed to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is proposed to be deleted and proposed to be shifted on the common boundary of Gat. No.

			<p>side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is deleted from Agriculture Zone and included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is extended upto 24.00 mt. road. Land under Site No. 11 is deleted and included in Residential Zone. Site No. 11 is shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is deleted.</p>	<p>195, 196 towards North side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is proposed to be deleted from Agriculture Zone and land so released proposed to be included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is proposed to be extended upto 24.00 mt. road. Land under Site No. 11 is proposed to be deleted and land so released is proposed to be included in Residential Zone. Site No. 11 is proposed to be shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is proposed to be extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is proposed to be deleted. All modifications are shown on the plan.</p>
11	EP-11	M-20	<p>Agricultural zone.</p>	<p>The location of Gat. No. 195, 196 is to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is deleted and shifted on the common boundary</p> <p>The location of Gat. No. 195, 196 is proposed to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is proposed to be deleted and proposed to be shifted</p>

			<p>of Gat. No. 195, 196 towards North side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land area at east of 24.00 mt. road is deleted from Agriculture Zone and included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is extended upto 24.00 mt. road. Land under Site No. 11 is deleted and included in Residential Zone. Site No. 11 is shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is deleted.</p>	<p>on the common boundary of Gat. No. 195, 196 towards North side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is proposed to be deleted from Agriculture Zone and land so released proposed to be included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is proposed to be extended upto 24.00 mt. road. Land under Site No. 11 is proposed to be deleted and land so released is proposed to be included in Residential Zone. Site No. 11 is proposed to be shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is proposed to be extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is proposed to be deleted. All these modifications are shown on the plan.</p>
12	EP-12	M-21	Reservation No. 11 sports complex.	<p>The location of Gat. No. 195, 196 is to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is deleted</p> <p>The location of Gat. No. 195, 196 is proposed to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is proposed</p>

		<p>and shifted on the common boundary of Gat. No. 195, 196 towards North side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land area at east of 24.00 mt. road is deleted from Agriculture Zone and included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is extended upto 24.00 mt. road. Land under Site No. 11 is deleted and included in Residential Zone. Site No. 11 is shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is deleted.</p>	<p>to be deleted and proposed to be shifted on the common boundary of Gat. No. 195, 196 towards North side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is proposed to be deleted from Agriculture Zone and land so released proposed to be included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is proposed to be extended upto 24.00 mt. road. Land under Site No. 11 is proposed to be deleted and land so released is proposed to be included in Residential Zone. Site No. 11 is proposed to be shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is proposed to be extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is proposed to be deleted. However, area admeasuring 0.4 Ha is proposed to be reserved as "Vegetable Market &amp; Shopping Centre". All these modifications are shown on the plan.</p>
--	--	---	--

13	EP-13	M-22	Agricultural zone.	<p>The location of Gat. No. 195, 196 is to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is deleted and shifted on the common boundary of Gat. No. 195, 196 towards North side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land area at east of 24.00 mt. road is deleted from Agriculture Zone and included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is extended upto 24.00 mt. road. Land under Site No. 11 is deleted and included in Residential Zone. Site No. 11 is shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is deleted.</p>	<p>The location of Gat. No. 195, 196 is proposed to be corrected. 30.00 mt. wide road starting from Gat. No. 196 of village Vikramgad to Dahanu Road is proposed to be deleted and proposed to be shifted on the common boundary of Gat. No. 195, 196 towards North side of Gat No. 169 and reduced to 24.00 mt. on the South boundary of Site No. 2 and land under the road and area at east of 24.00 mt. road is proposed to be deleted from Agriculture Zone and land so released proposed to be included in Residential Zone.</p> <p>And 12.00 mt. wide road near Site No. 11 is proposed to be extended upto 24.00 mt. road. Land under Site No. 11 is proposed to be deleted and land so released is proposed to be included in Residential Zone. Site No. 11 is proposed to be shifted in Gat No. 212 along the 24.00 mt. &amp; 12.00 mt. wide road.</p> <p>East-West 12.00 mt. wide road through Gat. No. 209 of village Vikramgad is proposed to be extended upto 24.00 mt. Black line in Gat No. 100 at village Vikramgad is proposed to be deleted. All modifications are shown on</p>
----	-------	------	--------------------	---	---

14	EP-14	M-26	Proposed 15 m wide road from Gat No. 17 of village Yashwant Nagar upto north side of Vikramgad Nagar Panchayat boundary.	Proposed 15 m wide road from Gat No. 17 of village Yashwant Nagar upto north side of Vikramgad Nagar Panchayat boundary is deleted and area so deleted under road is included in Agricultural zone.	the plan. Proposed 15 m wide road from Gat No. 17 of village Yashwant Nagar upto north side of Vikramgad Nagar Panchayat boundary is proposed to be deleted and area so released is proposed to be included in Agricultural zone as shown on the plan.
15	EP-15	M-32	Proposed 15 m wide road from Gat No. 70 of village Vikramgad upto south of Vikramgad Nagar Panchayat boundary.	Proposed 15 m wide road from Gat No. 70 of village Vikramgad upto south of Vikramgad Nagar Panchayat boundary is deleted and area so deleted under road is included in adjacent zone/reservation.	Proposed 15 m wide road from Gat No. 70 of village Vikramgad upto south of Vikramgad Nagar Panchayat boundary is proposed to be deleted and land so released is proposed to be included in adjacent zone/reservation as shown on the plan.
16	EP-16	M-34	Proposed 12 m widening of existing road in Gat No. 219 of village Vikramgad and Sangamnagar gaathan.	Proposed 12 m widening of existing road in Gat No. 219 of village Vikramgad and Sangamnagar gaathan is proposed to be realigned towards south side and adjacent to Sangamnagar gaathan and the land so released is proposed to be included in adjacent zone/reservation as shown on the plan.	Proposed 12 m widening of existing road in Gat No. 219 of village Vikramgad and Sangamnagar gaathan is proposed to be realigned towards south side and adjacent to Sangamnagar gaathan and the land so released is proposed to be included in adjacent zone/reservation as shown on the plan.
17	EP-17	M-35	Proposed 45 m widening to an existing Manor-Jawahar Road in Gat No. 167 of village Yashwant Nagar.	Proposed 45 m widening to an existing Manor-Jawahar Road in Gat No. 167 of village Yashwant Nagar is reduced to 24 m and area so deleted under road is included in Adjacent	Proposed 45.0 mtr road widening to an existing Manor-Jawahar Road is proposed to be reduced to 30.00 mt. and land so released is proposed to be included in adjoining zone / reservations as shown on the plan.

				zone/reservation.	
18	EP-18	M-36	Proposed 12 m widening to an existing road in Navapada gaathan.	Proposed 12 m widening to an existing road in Navapada gaathan is deleted and kept as existing road and area so deleted under road is included in Residential zone.	Proposed 12 m widening to an existing road in Navapada gaathan is proposed to be deleted and kept as existing road and land so released to proposed to be included in Residential zone. However, a new 12 m wide road continuing along the eastern boundary of Navapada is proposed as shown in the plan.
19	EP-19	M-37	Proposed 9 m road from Gat No. 104 of village Vikramgad to Gat No. 128 of village Vikramgad.	Proposed 9.00 mt. wide road from Gat No. 104 of village Vikramgad to Gat No. 128 of village Vikramgad is deleted and area so deleted under road is included in adjacent zone/reservation.	Proposed 9.00 mt. wide road from Gat No. 104 of village Vikramgad to Gat No. 128 of village Vikramgad is proposed to be deleted and land so released is proposed to be included in adjacent zone/reservation as shown on the plan.
20	EP-20	M-38	Area of Gat No. 173 shown in agricultural zone.	Area of Gat No. 173 of village Vikramgad is deleted from Agricultural zone and included in Residential zone.	Modification under section 30 is proposed to be sanctioned. However, area admeasuring 0.3 Ha is proposed to be reserved as "Cultural Centre" as shown in the plan.
21	EP-21	M-39	Proposed 15 m widening to an existing north south direction road in Gat No. 4 and 5 of Yashwant Nagar.	Proposed 15 m widening to an existing north south road in Gat No. 4 and 5 of Yashwant Nagar is deleted and area so deleted under road is included in adjacent Zone/ reservation.	Proposed 15.00 mt. widening to an existing north south road in Gat No. 4 and 5 of Yashwant Nagar is proposed to be deleted and land so released is proposed to be included in adjacent Zone/ reservation as shown on the plan.
22	EP-22	M-42	Area of Gat No. 195 of village Vikramgad shown	Area of Gat No. 195 of village Vikramgad is deleted from	Area of Gat No. 195 of village Vikramgad is proposed to be deleted





## नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक ३० एप्रिल २०२५.

## अधिसूचना

## महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२२२/१६०४/प्र.क्र.१२२/२४/एसएम/नवि-१२.—ज्याअर्थी, महाराष्ट्र नगरपरिषदा, नगरपंचायती आणि औद्योगिक नगरी अधिनियम, १९६५ चे कलम ३४१ च्या उप-कलम (२) मधील तरतुदीनुसार शासन नगरविकास विभागाची अधिसूचना क्रमांक एमयुपी-२०१४/प्र.क्र.१९७/१४/नवि-१९, दिनांक ७ मे २०१६ व ग्रामविकास आणि जलसंधारण विभागाची अधिसूचना क्रमांक झेडपीबी-२०१५/प्र.क्र.९६/विक्रमगड (१)/ प.रा.५, दिनांक ७/५/२०१६ अन्वये विक्रमगड नगरपंचायत हे लहान नागरी क्षेत्र निर्देशित करून विक्रमगड नगरपंचायत गठीत झाली आहे. (यापुढे ज्याचा उल्लेख निर्देश “ उक्त नियोजन प्राधिकरण ” असा करण्यात आला आहे);

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने ठराव क्र.९९, दिनांक १० फेब्रुवारी २०२१ अन्वये महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख निर्देश “ उक्त अधिनियम ” असा करण्यात आला आहे) चे कलम २१(२) सह कलम २३(१) अन्वये उक्त नियोजन प्राधिकरण क्षेत्रासाठीची प्रारूप विकास योजना (यापुढे ज्याचा उल्लेख “ उक्त प्रारूप विकास योजना ” असा करण्यात आला आहे) तयार करण्याचा इरादा जाहीर करून त्याबाबतची जाहीर सूचना दिनांक २३ फेब्रुवारी २०२१ रोजीच्या महाराष्ट्र शासन राजपत्र, असाधारण भाग दोन, असाधारण क्र.१८ व दिनांक २४ फेब्रुवारी २०२१ रोजी स्थानिक मराठी व इंग्रजी वृत्तपत्रांमध्ये प्रसिद्ध केलेली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये त्यांचे अधिकृत हद्दीतील जमिनीचे सर्वेक्षण करून क्षेत्राची प्रारूप विकास योजना तयार करून ती उक्त अधिनियमाच्या कलम २६(१) मधील तरतुदीनुसार आम जनतेकडून हरकती आणि / किंवा सूचना मागविण्याकरिता दिनांक १३ ते १९ ऑक्टोबर, २०२२ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग-दोन मध्ये व दिनांक ११ ऑक्टोबर २०२२ रोजी स्थानिक अनुक्रमे दे. सकाळ व दे. इंडियन एक्सप्रेस या मराठी व इंग्रजी वृत्तपत्रांमध्ये प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर प्राप्त झालेल्या हरकती/ सूचनांवर संबंधितांना सुनावणी देऊन, उक्त नियोजन प्राधिकरणास अहवाल सादर करण्याकरिता उक्त अधिनियमाच्या कलम २८(२) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणाने दिनांक १४ डिसेंबर २०२२ रोजीच्या आदेशान्वये ३ सदस्यांची व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांनी दिनांक १३ डिसेंबर, २०२२ रोजीच्या आदेशान्वये व शासनाचे प्रतिनिधी म्हणून नेमणूक केलेल्या ४ तज्ज्ञ सदस्यांची नियोजन समिती गठीत केली आहे (यापुढे ज्याचा उल्लेख निर्देश “ उक्त नियोजन समिती ” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर प्राप्त हरकती/ सूचनांवर संबंधितांना सुनावणी देऊन उक्त नियोजन समितीने त्यांचा अहवाल उक्त अधिनियमाच्या कलम २८(३) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणास दिनांक ३ ऑगस्ट २०२३ रोजी सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त प्रारूप विकास योजनेमध्ये आवश्यक त्या सुधारणा/ बदल करून उक्त प्रारूप विकास योजना उक्त अधिनियमाच्या कलम २८(४) मधील तरतुदीनुसार आम नागरिकांच्या माहितीकरिता महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये दिनांक १४ ते २०, सप्टेंबर २०२३ रोजी व अनुक्रमे दे.लोकसत्ता व दे.इंडियन एक्सप्रेस मराठी व इंग्रजी वृत्तपत्रांमध्ये दिनांक ८ सप्टेंबर २०२३ रोजी प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम ३०(१) अन्वये उक्त प्रारूप विकास योजना शासनास दिनांक २२ सप्टेंबर २०२३ रोजी अंतिमतः मंजुरीकरिता सादर केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) अन्वये आवश्यक ती चौकशी केल्यानंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचारविनिमय केल्यानंतर परिशिष्ट-अ मध्ये नमूद केल्यानुसार उक्त प्रारूप विकास योजना भागशः (परिशिष्ट-ब मध्ये नमूद केलेले सारभूत स्वरूपाचे बदल वगळून) मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आणि ज्याअर्थी, शासनाने परिशिष्ट-ब मध्ये नमूद केल्यानुसारचे काही फेरबदल सारभूत स्वरूपाचे असल्याने उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार स्वतंत्रपणे सूचना क्रमांक टीपीएस-१२२२/१६०४/प्र.क्र.१२२/२४/ईपी/नवि-१२, दिनांक ३० एप्रिल २०२५ अन्वये उक्त प्रारूप विकास योजना नकाशावर दर्शविल्यानुसार ईपी-१ ते ईपी-२२ प्रसिद्ध केले आहेत (यापुढे त्याचा उल्लेख निर्देश “ उक्त वगळलेला भाग ” असा केला आहे).

त्याअर्थी आता, उक्त अधिनियमाच्या कलम ३१ चे पोट-कलम (१) नुसार प्रदत्त आणि यानुषंगाने प्राप्त इतर अधिकाराचा वापर करून शासन याद्वारे—

(अ) परिशिष्ट-अ मध्ये नमूद केलेल्या काही बदलांसह (उक्त विकास योजना नकाशावर दर्शविलेल्या ईपी-१ ते ईपी-२२ हे सारभूत स्वरूपाचे बदल वगळून) उक्त प्रारूप विकास योजनेस खालील नमूद टिपासह मंजुरी देत आहे.

(ब) सदरची अधिसूचना **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून १ महिन्यांनंतरचा दिनांक हा उक्त प्रारूप विकास योजना अंमलात आल्याचा दिनांक राहील.

(क) शासन निर्णय क्र. (कक १) ३७ डिपी व आरपी कलम/१८/२३६ क्र.प्र./१८१८-टीपीएस (ग) व कलम २०(४) अन्वये मंजूर केलेली एकत्रिकृत विकास २०२० दिनांक २ डिसेंबर २०२०, १३-नवि/नियंत्रण व प्रोत्साहन निमावली सदर अंतिम विकास योजनेस वेळोवेळी होणा-या बदलांसह लागू राहील.

#### टिपा :—

(१) शासनाने मंजूर केलेली उपरोक्त अंतिम विकास योजना सदरची अधिसूचना अंमलात आल्याच्या दिनांकापासून १ महिन्याच्या कालावधीकरिता मुख्याधिकारी, विक्रमगड नगरपंचायत, विक्रमगड, जि. पालघर यांचे कार्यालयामध्ये कार्यालयीन वेळेमध्ये अवलोकनार्थ उपलब्ध राहील.

(२) विकास योजना अहवालात नमूद आरक्षित भूखंडाचे क्षेत्र हे अंदाजित असून अंतिम विकास योजनेत दर्शविलेल्या हद्दीप्रमाणे, जागेवरील प्रत्यक्ष मोजणीनुसार येईल ते क्षेत्र अंतिम राहील.

(३) सर्व विद्यमान रस्ते जर अंतिम विकास योजनेत दर्शविले असोत अथवा नसोत, त्यांचा दर्जा अस्तित्वातील रस्ते असाच राहील. जर अस्तित्वातील रस्ता विकास योजना रस्ता म्हणून दर्शविलेला असल्यास, अशा प्रकरणी चटई क्षेत्र निर्देशांक/ टीडीआर अनुज्ञेय होणार नाही.

(४) रस्त्याच्या जंक्शनच्या ठिकाणी, रस्त्यांची कोपरा गोलाई हे एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.३.३.१२ मधील तरतुदीनुसार दर्शविणे आवश्यक राहील.

सदरची अधिसूचना ही शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) या संकेतस्थळावर उपलब्ध राहील.

**टीप-** मूळ इंग्रजी अधिसूचनेचे भाषांतर मराठी अधिसूचनेत करण्यात आले आहे. प्रस्तुत भाषांतरीत अधिसूचनेत व मूळ इंग्रजी अधिसूचनेत तफावत आढळल्यास मूळ इंग्रजी अधिसूचनेतील शब्दांकन ग्राह्य धरण्यात यावे.

## विकास योजना विक्रमगड

शासन नगरविकास विभागाची अधिसूचना क्रमांक टीपीएस-१२२२-१६०४/प्र.क्र. १२२/२४/एसएम/नवि-१२, दिनांक ३० एप्रिल २०२५ सोबतचे सहपत्र

## परिशिष्ट-अ

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as per Plan published under Section 26 of MR&TP Act, 1966	Proposal as per submitted Plan to Government under Section 30 of MR&TP Act, 1966	Proposal Sanctioned by the Government under Section 31(1) of MR&TP Act, 1966
1.	SM-1	M-1	Proposed 24 m Road widening to existing to existing Manor-Vikramgad Road from Gat No. 154 of Village Vikramgad to Gat No. 106 of village Yashwant Nagar.	Proposed 24 m Road widening to existing Manor-Vikramgad Road from Gat No. 154 of Village Vikramgad to Gat No. 106 of village Yashwant Nagar is reduced to 15 m. & area so deleted under the road is included in adjacent Zone / Reservation.	Proposal is reinstated as Per Plan published under section 26 of MR&TP Act, 1966.
2	SM-2	M-5	Proposed 15 m wide north-south road connecting from 18 m wide proposed road upto reservation No. 37.	Proposed 15 m wide north-south road connecting from 18 m wide proposed road upto reservation No. 37 is reduced to 9 m and area so deleted under road is included in adjacent zone/ Reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
3	SM-3	M-6	Proposed 15 m wide north-south direction road from Manor-Jawhar road to east-west 12 m wide road.	Proposed 15 m wide north-south direction road from Manor-Jawhar road to east-west 12 m wide road is deleted and area so deleted under road is included in adjacent zone/ Reservation	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
4	SM-4	M-7	Proposed 15 m wide road from north side upto Vikramgad Nagar	Proposed 15 m wide road from north side upto Vikramgad Nagar Panchayat boundary is connected to east-west 12 m	Proposal is reinstated as per the plan published under section 26 of MR&TP Act,

			Panchayat boundary is connected to east-west 12 m wide road.	wide road. Hence, proposed 15.00 mt. wide road is reduced to 012.00 mt. and area so deleted under the road is included in adjacent zone / reservation	1966.
5	SM-5	M-8	Proposed 15 m widening of VR-85 from Gat No. 170 of village Vikramgad upto Vikramgad Nagar Panchayat boundary on south side.	Proposed 15.00 mt widening of VR-85 from Gat No. 170 of village Vikramgad upto Vikramgad Nagar Panchayat boundary on south side is reduced to 12.00 mt. and area so deleted is included in adjoining zone /reservation..	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
6	SM-6	M-9	Proposed 18 m widening of SH- 73 from Manor-Jawhar Road upto Gat No. 214 of village Vikramgad.	Proposed 18 m widening of SH- 73 from Manor-Jawhar Road upto Gat No. 214 of village Vikramgad is reduced to 15 m and area so deleted under road is included in adjacent zone/ Reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
7	SM-7	M-10	Proposed 12 m wide north-south road from Gat No. 232 village Vikramgad upto Gat No. 227 of village Vikramgad.	Proposed 12 m wide north-south road from Gat No. 232 village Vikramgad upto Gat No. 227 of village Vikramgad is deleted and area so deleted under road is included in adjacent zone/ reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
8	SM-8	M-11	Proposed 30 m widening of SH-35 from Gat No. 242 and Gat No. 98 upto south side of Vikramgad Nagar Panchayat boundary.	Proposed 30 m widening of SH-35 from Gat No. 242 and Gat No. 98 upto south side of Vikramgad Nagar Panchayat boundary is reduced to 24 m width and area so deleted under road is included in adjacent zone/ reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
9	SM-9	M-13	Proposed 15 m wide road from Gat No. 153 to South	Proposed 15 m wide road from Gat No. 153 to South of Vikramgad Nagar	Proposal is reinstated as per the plan published under

			of Vikramgad Nagar Panchayat boundary.	Panchayat boundary is deleted and area so deleted under road is included in adjacent zone/ reservation.	section 26 of MR&TP Act, 1966.
10	SM-10	M-23	Widening of 12 m wide north-south road from reservation No. 18 to Manor Jawhar M23 road and Widening of all the existing roads in the Gaothan/ congested area to 9 m.	Proposed widening of 12 m wide north-south direction from reservation No. 18 to Manor Jawhar M23 road is kept as it is and remaining all proposed 9 m widening of existing roads in Vikramgad Gaothan are deleted and area so deleted under roads is included in adjacent zone/ reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
11	SM-11	M-24	Widening of SH-73 to 30 m.	Proposed 30 m widening of SH-73 is reduced to 18 m from Gat No. 214 of village Vikramgad upto reservation No. 6 Aadivasi bhavan and the area so deleted under road is included in adjacent zone/ reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
12	SM-12	M-25	Proposed 30 m widening of SH-73 from Reservation No. 6 Aadivasi bhavan to Gat No. 194 of village Vikramgad to North side of Vikramgad Nagar Panchayat boundary.	Proposed 30 m widening of SH-73 from Reservation No. 6 Aadivasi bhavan to Gat No. 194 of village Vikramgad to North side of Vikramgad Nagar Panchayat boundary is reduced to 24 m and area so deleted under road is included in Adjacent zone/reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
13	SM-13	M-27	Proposed 12 m widenorth-south road from Manor-Jawhar road upto Gat No. 198 of village Vikramgad is deleted and	Proposed 12 m wide north-south road from Manor-Jawhar road upto Gat No. 198 of village Vikramgad is deleted and	Proposal is reinstated as per the plan published under section 26 of MR&TP Act,

14	SM-14	M-28	198 of village Vikramgad. Proposed 12 m wide road from Reservation No. 35 Bus Stop to Gat No. 197 of village Vikramgad.	area so deleted under road is included in adjacent zone/ reservation. Proposed 12 m wide road from Reservation No. 35 Bus Stop to Gat No. 197 of village Vikramgad is deleted and area so deleted under road is included in adjacent zone/reservation.	1966. Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
15	SM-15	M-29	Proposed 12 m wide road from Gat No. 197 to Gat No. 196 of village Vikramgad.	Proposed 12 m wide road from Gat No. 197 to Gat No. 196 of village Vikramgad is realigned on South side on the boundary of Gat No. 198 and 199 of village Vikramgad as shown on the plan. Area so is deleted under road is included in adjacent zone/reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
16	SM-16	M-30	Area shown in Gat No. 48 as water body (lake).	Area shown in Gat No. 48 as water bodies (lake) is deleted and included in Residential Zone.	Water body is shown as per the plan published under section 26 of MR&TP Act, 1966.
17	SM-17	M-31	Proposed 9 m wide road from Gat No. 206 of village Vikramgad upto Vikramgad gaathan.	Proposed 9 m wide road from Gat No. 206 of village Vikramgad upto Vikramgad gaathan is deleted and area so deleted under road is included in adjacent zone/reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
18	SM-18	M-33	Proposed 12 m widening to an existing north-west road from Sangamnagar Pada to river.	Proposed 12 m widening to an existing north-west road from Sangamnagar Pada to river is deleted and kept as existing road and area so deleted under road is included in adjacent zone/reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.

19	SM-19	M-40	Reservation No. 21 Town Hall & Reservation No. 27 Municipal purpose.	Reservation No. 21 Town Hall & Library is relocated and merged with reservation No. 27 Municipal Purpose and reservation no. 27 is redesignated as Municipal Purpose, Town Hall & Library area so deleted from reservation No. 21 is included in Residential zone.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
20	SM-20	M-41	Reservation No. 36 Play Ground	Reservation No. 36 Play Ground is relocated in survey no. 199 of Vikramgad village and area so deleted is included in Residential zone.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

**निर्मलकुमार चौधरी,**

शासनाचे उप सचिव.



## URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032, dated 30th April 2025.

### NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-1222/1604/C.R.24/SM/UD-12.— Whereas, in exercise of the powers conferred by sub-section (1), (1C) and (2) of Section 341 of the Maharashtra Municipal Council, Nagarpanchayat and Industrial Township Act, 1965, the Government in Urban Development Department *vide* Notification No. MUP-2014/C.R.197/14/UD-19, dated 7th May 2016 and *vide* Notification No.2PB.2015/CR-96/Vikramgad(1)/PR-5, dated 7th May 2016 of Rural Development and Water Conservation Department, Vikramgad Nagarpanchayat has constituted as Small Town Vikramgad Nagarpanchayat (hereinafter referred to as “ the said Planning Authority ”) ;

And whereas, the said Planning Authority *vide* Resolution No.99, dated 10th February, 2021 has declared its intention under section 21(2) with section 23(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as ‘the said Act’), for preparation of the Draft Development Plan (hereinafter referred to as ‘the said Draft Development Plan’) for the said Planning Authority Area and published a public notice regarding the same in the *Maharashtra Government Gazette* on 23rd February 2021 and on 24th February 2021 in local Marathi & English newspapers ;

And whereas, the said Planning Authority after carrying out survey has prepared a Draft Development Plan of the said Planning Authority Area and published a notice under section 26(1) of the said Act, on 13th to 19th October, 2022 in the *Maharashtra Government Gazette* and on 11th October 2022 in the local Daily Sakal and Daily Indian Express respectively Marathi and English newspaper regarding the same, for inviting objections/suggestions from the general public ;

And whereas, the said Planning Authority has appointed 3 members *vide* order dated 14th December, 2022 under section 28(2) of the said Act, and 4 expert members of the Government appointed by the Director of Town Planning, Maharashtra State, Pune *vide* order dated 13th December 2022, as Planning Committee (hereinafter referred to as “the said Planning Committee ”) to hear the objections/suggestions received on the said Draft Development Plan and to submit their report to the said Planning Authority ;

And whereas, the said Planning Authority after hearing the objections/suggestions has submitted his report under section 28(3) of the said Act, to the said Planning Authority on dated 3rd May 2023 ;

And whereas, the said Planning Authority after considering the report of the said Planning Committee has published the said Draft Development Plan under section 28(4) of the said Act, with necessary changes/modifications, in the *Maharashtra Government Gazette* on 14th to 20th September 2023 and on 8th September 2023 in Daily Loksatta & Daily Indian Express respectively Marathi and English newspaper for the information of the public ;

And whereas, the said Planning Authority has submitted the said Draft Development Plan to the Government under section 30(1) of the said Act, 22nd September 2023 for the final sanction ;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, the Government after making necessary enquires and after consulting the Director of Town Planning, Maharashtra State, Pune has decided to sanction a the said Draft Development Plan as shown in Schedule-A (excluding certain modifications which are of substantial nature proposed to be made as shown in schedule-B) ;

And whereas, some modifications proposed to be made by the Government being of substantial nature as shown in Schedule-B are published separately *vide* Notice No. TPS-1222/1604/CR-122/24/EP/UD-12, dated 30th April 2025 under section 31 of the said Act which are shown on the Draft Development Plan and marked as excluded portions E.P-01 to E.P-22 (hereinafter referred to as “the said Excluded Part”).

Now, therefore, in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby —

a. Accord its sanction to the said Draft Development Plan with some modifications appended hereto as Schedule-A (excluding certain modifications which are of substantial nature shown as E.P-1 to E.P-22 in the said Development Plan) subject to Notes given below.

b. Fixes the date after one month of publication of this Notification in the *Maharashtra Government Gazette* to be the date on which the said Draft Development Plan shall come into force.

c. Unified Development Control and Promotion Regulations sanctioned *vide* Government resolution No.TPS/C.R.236/18/DP&RP/Sec.37(1AA)(c) and Sec.20(4)/UD-13, dated 2nd December 2020 shall be applicable to the said Draft Development Plan as modified from time to time.

**Notes.—**

(1) The aforesaid final Development Plan sanctioned by the Government shall be kept open for inspection by the public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the office of the Chief Officer, Vikramgad Nagarpanchayat, Vikramgad, Dist. Palghar.

(2) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown in the final Development Plan.

(3) All the existing roads whether shown on plan or not shall have status of existing road. Moreover, if existing road shown as a DP road in such cases no FSI/TDR shall be permissible. All existing and sanctioned layout roads and village map roads are to be designated as “ Roads ”.

(4) At junctions of the roads; the rounding off at the intersection shall be as per the provision in Regulation No. 3.3.12 of Unified Development Control and Promotion Regulations.

This Notification is also available on the Govt. website *www.maharashtra.gov.in* (Acts/Rules).

## DEVELOPMENT PLAN OF VIKRAMGAD

Accompaniment to Notification No. TPS-1222/1604/CR-122/24/SM/UD-12, dated 30th April 2025.

### Schedule-A

### SCHEDULE OF SANCTIONED MODIFICATIONS

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as per Plan published under Section 26 of MR&TP Act, 1966	Proposal as per submitted Plan to Government under Section 30 of MR&TP Act, 1966	Proposal Sanctioned by the Government under Section 31(1) of MR&TP Act, 1966
1.	SM-1	M-1	Proposed 24 m Road widening to existing Manor-Vikramgad Road from Gat No. 154 of Village Vikramgad to Gat No. 106 of village Yashwant Nagar.	Proposed 24 m Road widening to existing Manor-Vikramgad Road from Gat No. 154 of Village Vikramgad to Gat No. 106 of village Yashwant Nagar is reduced to 15 m. & area so deleted under the road is included in adjacent Zone / Reservation.	Proposal is reinstated as Per Plan published under section 26 of MR&TP Act, 1966.
2	SM-2	M-5	Proposed 15 m wide north-south road connecting from 18 m wide proposed road upto reservation No. 37.	Proposed 15 m wide north-south road connecting from 18 m wide proposed road upto reservation No. 37 is reduced to 9 m and area so deleted under road is included in adjacent zone/ Reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
3	SM-3	M-6	Proposed 15 m wide north-south direction road from Manor-Jawhar road to east-west 12 m wide road.	Proposed 15 m wide north-south direction road from Manor-Jawhar road to east-west 12 m wide road is deleted and area so deleted under road is included in adjacent zone/ Reservation	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.

4	SM-4	M-7	Proposed 15 m wide road from north side upto Vikramgad Nagar Panchayat boundary is connected to east-west 12 m wide road. Hence, proposed 15.00 mt. wide road is reduced to 12.00 mt. and area so deleted under the road is included in adjacent zone / reservation	Proposed 15 m wide road from north side upto Vikramgad Nagar Panchayat boundary is connected to east-west 12 m wide road. Hence, proposed 15.00 mt. wide road is reduced to 12.00 mt. and area so deleted under the road is included in adjacent zone / reservation	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
5	SM-5	M-8	Proposed 15 m widening of VR-85 from Gat No. 170 of village Vikramgad upto Vikramgad Nagar Panchayat boundary on south side.	Proposed 15.00 mt widening of VR-85 from Gat No. 170 of village Vikramgad upto Vikramgad Nagar Panchayat boundary on south side is reduced to 12.00 mt. and area so deleted is included in adjoining zone /reservation..	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
6	SM-6	M-9	Proposed 18 m widening of SH- 73 from Manor-Jawhar Road upto Gat No. 214 of village Vikramgad.	Proposed 18 m widening of SH- 73 from Manor-Jawhar Road upto Gat No. 214 of village Vikramgad is reduced to 15 m and area so deleted under road is included in adjacent zone/ Reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
7	SM-7	M-10	Proposed 12 m wide north-south road from Gat No. 232 village Vikramgad up to Gat No. 227 of village Vikramgad.	Proposed 12 m wide north-south road from Gat No. 232 village Vikramgad upto Gat No. 227 of village Vikramgad is deleted and area so deleted under road is included in adjacent zone/ reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
8	SM-8	M-11	Proposed 30 m widening of SH-35 from Gat No. 242 and Gat No. 98 upto south side of Vikramgad Nagar Panchayat	Proposed 30 m widening of SH-35 from Gat No. 242 and Gat No. 98 upto south side of Vikramgad Nagar Panchayat boundary is reduced to 24 m width and area so deleted under road is included in	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.

			boundary.	adjacent zone/ reservation.	
9	SM-9	M-13	Proposed 15 m wide road from Gat No. 153 to South of Vikramgad Nagar Panchayat boundary.	Proposed 15 m wide road from Gat No. 153 to South of Vikramgad Nagar Panchayat boundary is deleted and area so deleted under road is included in adjacent zone/ reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
10	SM-10	M-23	Widening of 12 m wide north-south road from reservation No. 18 to Manor Jawhar M23 road and Widening of all the existing roads in the Gaothan/ congested area to 9 m.	Proposed widening of 12 m wide north-south direction from reservation No. 18 to Manor Jawhar M23 road is kept as it is and remaining all proposed 9 m widening of existing roads in Vikramgad Gaothan are deleted and area so deleted under roads is included in adjacent zone/ reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
11	SM-11	M-24	Widening of SH-73 to 30 m.	Proposed 30 m widening of SH-73 is reduced to 18 m from Gat No. 214 of village Vikramgad upto reservation No. 6 Aadivasi bhavan and the area so deleted under road is included in adjacent zone/ reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
12	SM-12	M-25	Proposed 30 m widening of SH-73 from Reservation No. 6 Aadivasi bhavan to Gat No. 194 of village Vikramgad to North side of Vikramgad Nagar Panchayat boundary.	Proposed 30 m widening of SH-73 from Reservation No. 6 Aadivasi bhavan to Gat No. 194 of village Vikramgad to North side of Vikramgad Nagar Panchayat boundary is reduced to 24 m and area so deleted under road is included in Adjacent zone/reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.

13	SM-13	M-27	Proposed 12 m wide north-south road from Manor-Jawhar road upto Gat No. 198 of village Vikramgad is deleted and area so deleted under road is included in adjacent zone/reservation.	Proposed 12 m wide north-south road from Manor-Jawhar road upto Gat No. 198 of village Vikramgad is deleted and area so deleted under road is included in adjacent zone/reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
14	SM-14	M-28	Proposed 12 m wide road from Reservation No. 35 Bus Stop to Gat No. 197 of village Vikramgad.	Proposed 12 m wide road from Reservation No. 35 Bus Stop to Gat No. 197 of village Vikramgad is deleted and area so deleted under road is included in adjacent zone/reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
15	SM-15	M-29	Proposed 12 m wide road from Gat No. 197 to Gat No. 196 of village Vikramgad.	Proposed 12 m wide road from Gat No. 197 to Gat No. 196 of village Vikramgad is realigned on South side on the boundary of Gat No. 198 and 199 of village Vikramgad as shown on the plan. Area so is deleted under road is included in adjacent zone/reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
16	SM-16	M-30	Area shown in Gat No. 48 as water body (lake).	Area shown in Gat No. 48 as water bodies (lake) is deleted and included in Residential Zone.	Water body is shown as per the plan published under section 26 of MR&TP Act, 1966.
17	SM-17	M-31	Proposed 9 m wide road from Gat No. 206 of village Vikramgad upto village Vikramgad gaothan.	Proposed 9 m wide road from Gat No. 206 of village Vikramgad upto village Vikramgad gaothan is deleted and area so deleted under road is included in adjacent zone/reservation.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
18	SM-18	M-33	Proposed 12 m widening to an existing north-west	Proposed 12 m widening to an existing north-west road from Sangannagar Pada	Proposal is reinstated as per the plan published under

			road from Sangamnagar Pada to river.	to river is deleted and kept as existing road and area so deleted under road is included in adjacent zone/reservation.	section 26 of MR&TP Act, 1966.
19	SM-19	M-40	Reservation No. 21 Town Hall & Reservation No. 27 Municipal purpose.	Reservation No. 21 Town Hall & Library is relocated and merged with reservation No. 27 Municipal Purpose and reservation no. 27 is redesignated as Municipal Purpose, Town Hall & Library area so deleted from reservation No. 21 is included in Residential zone.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.
20	SM-20	M-41	Reservation No. 36 Play Ground	Reservation No. 36 Play Ground is relocated in survey no. 199 of Vikramgad village and area so deleted is included in Residential zone.	Proposal is reinstated as per the plan published under section 26 of MR&TP Act, 1966.

By order and in the name of the Governor of Maharashtra,

NIRMALKUMAR CHAUDHARI,

Deputy Secretary to Government.

## सहायक निबंधक, सहकारी संस्था

(पूर्व व पश्चिम उपनगरे), झो.पु.प्रा. बृहन्मुंबई यांजकडून

## अधिसूचना

क्रमांक झोपुप्रा/सनिस/कार्यासन-१/टे.सी. ४/सन २०२४.—  
सहायक निबंधक, सहकारी संस्था (पूर्व व पश्चिम उपनगरे),  
झोपडपट्टी पुनर्वसन प्राधिकरण, बृहन्मुंबई यांचेकडून मंजूर केलेल्या  
उपविधीची प्रत व नोंदणी प्रमाणपत्र, स्काय गार्डन सहकारी गृहनिर्माण  
संस्था मर्यादित, सी.टी.एस.नं. ३, सर्व्हे नं. ४०, हिस्सा क्र. ३ ऑफ  
व्हिलेज वळगाई, ता. बोरीवली, टँक रोड, ऑफ शंकर लेन, ला क्लासिक  
हॉटेल जवळ, ऑल्लेम मालाड (पश्चिम), मुंबई ४०० ०६४. ही  
संस्था महाराष्ट्र सहकारी संस्था अधिनियम, १९६० (सन १९६१ चा  
नियम क्रमांक २४) ९(१) अन्वये नोंदणी क्रमांक एम.यू.एम./  
एस.आर.ए./एच.एस.जी./टि.सी./१३५८४/सन २०२५, दिनांक ३० एप्रिल  
२०२५ नुसार नोंदविण्यात आली व उक्त अधिनियमाच्या कलम  
१२(१) आणि महाराष्ट्र सहकारी संस्था, १९६१ चा नियम १०(१)  
अन्वये तिचे वर्गीकरण संस्था असून उपवर्गीकरण भाडेकरू  
सहभागीदारी संस्था असे करण्यात आले आहे.

संध्या बानवकुळे,

सहायक निबंधक,

सहकारी संस्था

SRA/CO/OW/2025/१२३३०

मुंबई,

दिनांक ३० एप्रिल २०२५.

(पूर्व व पश्चिम उपनगरे),

झो.पु.प्रा., बृहन्मुंबई.

## सहायक निबंधक, सहकारी संस्था

(पूर्व व पश्चिम उपनगरे), झो.पु.प्रा. बृहन्मुंबई यांजकडून

## अधिसूचना

क्रमांक झोपुप्रा/सनिस/कार्यासन-१/टे.सी. ४/सन २०२५.—  
सहायक निबंधक, सहकारी संस्था (पूर्व व पश्चिम उपनगरे),  
झोपडपट्टी पुनर्वसन प्राधिकरण, बृहन्मुंबई यांचेकडून मंजूर केलेल्या  
उपविधीची प्रत व नोंदणी प्रमाणपत्र, आदर्श साईधाम एस.आर.ए.  
सहकारी गृहनिर्माण संस्था मर्यादित, न.भू.क्र. ५९५, ५९६, ५९८,  
६०१, ६०२ आणि ६०३ ऑफ व्हिलेज कांदिवली, ता. बोरीवली,  
अंजता फार्मा लि. च्यासमोर, हिंदुस्थान नाका, कांदिवली (पश्चिम),  
मुंबई ४०० ०६७. ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम,  
१९६० (सन १९६१ चा नियम क्रमांक २४) ९(१) अन्वये नोंदणी  
क्रमांक एम.यू.एम./एस.आर.ए./एच.एस.जी./टि.सी./१३५८८/सन २०२५,  
दिनांक ७ मे २०२५ नुसार नोंदविण्यात आली व उक्त अधिनियमाच्या  
कलम १२(१) आणि महाराष्ट्र सहकारी संस्था, १९६१ चा नियम  
१०(१) अन्वये तिचे वर्गीकरण संस्था असून उपवर्गीकरण भाडेकरू  
सहभागीदारी संस्था असे करण्यात आले आहे.

संध्या बानवकुळे,

सहायक निबंधक,

सहकारी संस्था

SRA/CO/OW/2025/१३५१८

मुंबई,

दिनांक ७ मे २०२५.

(पूर्व व पश्चिम उपनगरे),

झो.पु.प्रा., बृहन्मुंबई.